

OPINION OF TITLE

TO: MIAMI-DADE COUNTY

With the understanding that this Opinion of Title is furnished to the Miami-Dade County Department of Planning and Zoning as an inducement for the acceptance of a Declaration of Restrictions/Declaration of Use/Unity of Title/Development Agreement/Covenant-in-Lieu or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat covering the real property described herewith, it is hereby certified that we have examined Attorneys' Title Insurance Fund, Inc. Owner's Policy (OPM-2298803) (the "Policy"), which Policy covers the period from the BEGINNING through April 17, 2003 at 11:00 p.m., And an Attorneys' Title Title Update from April 17, 2003 at 11:00 p.m., through September 5, 2003 p.m., at 11:00 p.m., inclusive of the following described real property located and situated in Miami-Dade County, Florida:

See Exhibit "A"

Basing my opinion solely on the above-referenced title information, I am of the opinion that on the last mentioned date, the fee simple title to the real property was vested in:

Avocados Acre Homes Development Corporation, a Florida corporation

Subject to the following encumbrances, liens and other exceptions:

A. **RECORDED MORTGAGES:**

Terrabank N.A.

B. **RECORDED MECHANICS LIENS, CONTRACT LIENS & JUDGEMENTS:**

None.

C. **GENERAL EXCEPTIONS:**

1. Taxes or assessments now or hereafter due.
2. Rights of persons other than the above owners who are in possession or with a right to possession.
3. Encroachments, overlays, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any unrecorded laborer's, mechanics', materialmen's, or municipal liens.
5. Any lien provided by Chapter 159, Florida Statutes, or provided by Miami-Dade County Ordinance No. 84-10 in favor of any city, town, village, port authority,

etc., for unpaid service charges for services by any water systems, sewer systems, or gas systems serving the land described herein.

6. Zoning and other restrictions imposed by governmental authority.
7. Easements, or claims of easements, not shown in the public records.
8. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
9. Any unpaid charges due for waste, water and sewer services.

D. SPECIAL EXCEPTIONS:

None

ALL RECORDINGS REFERENCED HEREIN ARE TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Therefore, it is my opinion that the following parties must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

NAME	INTEREST	SPECIAL EXCEPTION NO.
Avocados Acre Homes Development Corporation	Owner	N/A
TERRABANK, N.A.	Mortgagee	

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and a member in good standing of The Florida Bar.

Respectfully submitted, this 29 day of September, 2003.

Akerman, Senterfitt & Eidson, P.A.

By: 

Felix M. Lasarte, Esq.
One SE Third Avenue
Miami, Florida 33131
(305) 755-5806
Florida Bar No. 0739693

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 29 day of September, 2003, by Felix M. Lasarte, Esq. who is personally known to me.

Lisa M. Delon Baptiste
Name: LISA M. DELON BAPTISTE
Notary Public State of Florida
My Commission Expires: 12/20/2005



Lisa M. Delon-Baptiste
Commission # DD079934
Expires Dec. 20, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT "A"
LEGAL DESCRIPTION

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ less the east $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ less the east 200' of the west 477.3' of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ less the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and less the west 7' of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 33, Township 56 South, Range 39 East.